

CITY OF DALLAS
NOTICE OF PUBLIC HEARING
Subdivision #SUB-20-02 - "Sunrise Meadows"

*You are receiving this notice because you own property within 150 feet of the subject property. If you wish to provide public comment then instructions are provided below.
If you do not wish to provide comment, then no action is required of you.*

PROPERTY LOCATION: Taxlot 7.5.28AC #4700 (See map on reverse)

APPLICANT: David Kerns Construction

NATURE OF REQUEST: Subdivide property into 20 residential lots.

APPLICABLE CRITERIA: Dallas Development Code Chapter 4.3.070 – Land Divisions

HEARING DATE / TIME: 7:00 p.m. Tuesday, August 11, 2020

HEARING LOCATION:* **Online:** <http://meetings.ringcentral.com> . . Meeting ID: 148 981 3859
Telephone: +1 (623) 404-9000. Meeting ID: 148 981 3859
* Due to the social distancing, all hearings are being held electronically.

CITY STAFF CONTACT: Chase Ballew, City Planner Phone: 503-831-3570
chase.ballew@dallasor.gov TDD: 503-623-7355

At the above day and time the Dallas Planning Commission will hold a public hearing on the application to construct a 20 lot residential subdivision named 'Sunrise Meadows'. The subject property is zoned RL – Residential Low Density, and is generally located East of the terminus of NE Evergreen and NE Fern Avenues.

This public hearing is being conducted digitally due to social distancing regulations that restrict public gatherings. You may attend this meeting digitally by visiting the website listed above, calling the phone number above, or downloading the RingCentral app. You will need to enter the meeting ID when prompted. If you are unable to access the meeting by telephone or by computer, please contact the Planning Department at least 48 hours in advance to request alternative accommodations.

The Planning Commission will consider testimony which addresses the applicable criteria listed above. Testimony may be submitted in writing to the Dallas Planning Department, 187 SE Court Street, Dallas, Oregon 97338, or orally at the public hearing. Written comments received by the Planning Department by August 3, 2020 will be forwarded to the Planning Commission as part of the staff report. The public hearing will be conducted in a manner that permits testimony from all interested parties.

The staff report, the revised application and documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria will be available online for review at www.dallasor.gov/66/planning-commission at least seven days prior to the hearing. Upon request, copies will be mailed at reasonable cost.


Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.


NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Public Notice Map

Subdivision #SUB-20-02

 Subject Property

 150' Notice Distance

